



Indiana Brownfields Conference 2006

***"Bridging Economic Development and
Environmental Protection"***

CONFERENCE AGENDA (Subject to Change)

Tuesday, April 11, 2006

8:00 – 9:00 Registration* & Continental Breakfast
9:00 – 10:30 General Session – Opening Remarks

- ◆ A warm welcome to the Indiana Brownfields Conference by representatives from the Governor's office, the Indiana Department of Environmental Management, and the Indiana Finance Authority. **Charles Bartsch** of the Northeast Midwest Institute will also share hot topics in the brownfields arena from a national perspective.

10:30 – 10:45 Break
10:45 – 12:15 Concurrent Breakout Sessions (6)

- **Brownfields 101** Are you are new to the brownfields redevelopment arena? If so, then this session is for you! Come learn about the benefits of brownfields redevelopment and ways to overcome potential obstacles. Some specific issues to be covered include the need for solid planning, coordination of resources, and the importance of support from the community and elected officials.
 - Michele Oertel, Indiana Brownfields Program
 - Bill Goffinet, Indiana Association of Cities and Towns
 - Tony Foster II, City of Richmond
 - Chris Harrell, City of Indianapolis
- **A Recipe for Continued Success: Mixing Sustainable Development Concepts with Brownfields Redevelopment Projects** Putting together a successful brownfields project can be like making a cake – lots of layers and ingredients. In this session, learn the basics of sustainable development practices; hear about green building techniques and other development practices for a sustainable future; and see how the City of Fort Wayne has put these practices and policies to work.
 - Jim Vanderkloot, U.S. EPA Region V
 - Robert J. Koester, Center for Energy Research/Education/Service, Ball State University
 - Lisa M. Lange, City of Fort Wayne

* Note that Registration will be open both days throughout the conference.

- **GIS and Brownfields** Ever wondered where brownfields are located in your city, county, region, or state? Learn how information displayed in a geographic information system (GIS) can help you visualize land use and aid in redevelopment planning. Experts from the Indiana Geographical Information Council, IDEM Applied Science Technologies Section, and the Indiana 15 Regional Planning Commission are here to present the power of GIS information management.
 - Jill Saligoe-Simmel, Indiana Geographic Information Council
 - Jeff Sewell, IDEM
 - Tom Mosley, Indiana 15 Regional Planning Commission

- **Historical Detectives – Tapping into Potential Resources Through Comprehensive General Liability Insurance Policies** Come hear how those old insurance policies gathering dust in a file could possibly help you assess and clean up your brownfield property. Experts discuss the archeological techniques they use to assess CGL policies for redevelopment projects, and how public and private stakeholders can access this potential resource.
 - Matthew Cockrell, Matthew W. Cockrell & Associates
 - George Plews, Plews Shadley Racher & Braun

- **Federal Financial Tools for Brownfields Redevelopment** Money, money, money...As many of us know, one of the biggest challenges to successfully redeveloping brownfields is obtaining funding for your projects. This session will provide a general overview of various funding tools available at the federal level from agencies such as the U.S. Environmental Protection Agency, the Department of Housing and Urban Development, and the U.S. Army Corps of Engineers.
 - Deborah Orr, U.S. EPA Region V
 - Eleanor Granger-White, Department of Housing and Urban Development (HUD)
 - Michael J. Saffran, U.S. Army Corps of Engineers
 - Charles Bartsch, Northeast Midwest Institute

- **Northwest Indiana Redevelopment Efforts** Northwest Indiana is home to some of the largest tracts of brownfields in the state. Take an aerial tour of industrial brownfields sites in the area and learn of the challenges surrounding their redevelopment. NewPorte Landing, a large redevelopment project in LaPorte, will be highlighted, and redevelopment issues in the Cities of Hammond and Gary will be discussed. The upcoming Great Lakes Commission Land Use Roundtable will also be introduced.
 - Kay Nelson, Northwest Indiana Forum
 - Reggie Korthals, Northwestern Indiana Regional Planning Commission
 - The Honorable Leigh Morris, Mayor of LaPorte
 - Pat Reardon, Hammond Urban Enterprise Association
 - Dorreen Carey, City of Gary

12:15 – 1:30 Lunch with Keynote Speaker

- ◆ Better than watching TV while you dine (well, almost)... you'll hear from representatives from the National Brownfields Association and its Indiana Chapter prior to an engaging

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and uplifting presentation by former Indianapolis **Mayor Bill Hudnut** of the Urban Land Institute.

1:45 – 3:15 General Session – All Appropriate Inquiry

◆ **The Nuts and Bolts of All Appropriate Inquiry (AAI)** The U.S. EPA has established a new rule setting federal standards for the conduct of all appropriate inquiries—inquiries into the previous ownership, uses, and environmental conditions of a property for purposes of qualifying for certain landowner liability protections and grant eligibility. Expert panelist **Julie Kilgore**, who participated in the preparation of both the AAI Rule and the new ASTM E 1527-05 standard, will present:

- The AAI rule – performance-based approach to due diligence
- How ASTM’s update of its environmental due diligence standard incorporates the AAI requirements
- How the 2005 standard differs from the 2000 version
- Practical implications of the rule’s definition of “environmental professional”
- Other “hot” issues related to implementation of the AAI rule.

In addition, Indiana Brownfields Program General Counsel will speak about the Program’s plans for implementing the new AAI rule. (Details on the liability exemptions to which the AAI rule applies will be addressed in Day 2’s general session on “Managing Liability”).

- Julie Kilgore, Wasatch Environmental, Inc.
- Meredith Gramelspacher, Indiana Brownfields Program, General Counsel

3:15 – 3:30 Break

3:30 – 5:00 Concurrent Breakout Sessions (6)

● **Overcoming Obstacles in Rural and Small Community Brownfields**

Redevelopment Unique Opportunities and challenges abound for brownfield redevelopment in rural and small towns. **Kelly Novak**, a national expert on the topic, will share her experiences and research. Successes in rural and small community brownfield projects from our own back yard will also be highlighted, including projects in Wabash and in several west central Indiana communities.

- Kelly Novak, National Association of Development Organizations (NADO) Research Foundation
- The Honorable Robert Vanlandingham, Mayor of Wabash
- Bruce Carter, Bruce Carter Associates
- Jim Coffenberry, West Central Indiana Economic Development District

● **Creative Local Programs** The Evansville and Indianapolis urban cores, as in many cities, have suffered blight resulting in neighborhood decay and a multitude of brownfield sites. Development of a new industrial park and a neighborhood reinvestment plan, dubbed Front Door Pride, are two Evansville programs designed to rejuvenate the urban core. These programs will be discussed, with specific emphasis on neighborhood input, tax foreclosures, and the non-profit brownfield corporation

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formed to facilitate these initiatives. In addition, the City of Indianapolis will present an overview of its Small Grant and Loan Program and its creative partnership with the Local Initiatives Support Corporation.

- Gregg LaMar, City of Evansville
- Carolyn Rusk, City of Evansville
- Chris Harrell, City of Indianapolis

- **How to Write a Successful Grant Application** Come hear tips for writing winning grant proposals for federal and state brownfields funding. General information and lessons learned will be discussed, and frequently asked questions about federal and state grant applications and scoring will be answered.

- Deborah Orr, U.S. EPA Region V
- Beth Grigsby, Center for Regional Development
- Michele Oertel, Indiana Brownfields Program

- **Marketing Sites and How to Work with Private Developers** In this session, state and local government representatives will discuss how marketing fits into the overall brownfields redevelopment picture. Specific topics will include the State Site and Building Database, the Shovel Ready Program, and how the Cities of LaPorte and Fort Wayne have redeveloped brownfield sites through marketing and working with private developers – including how these communities balance the interests of the community with those of developers.

- Pam Fisher, Indiana Economic Development Corporation
- Cindy Pierson, Indiana Finance Authority
- The Honorable Leigh Morris, Mayor of LaPorte
- Lisa Lange, City of Fort Wayne

- **State and Local Financial Tools for Brownfields Redevelopment** Show me the money! Come hear about state funding that is available from the Indiana Brownfields Program for assessment, remediation, and demolition of brownfield sites, as well as other resources from state agencies that offer assistance applicable to some brownfield projects, including those with recreation or transportation elements. Local tools that can be utilized for brownfields redevelopment will also be discussed.

- Sara Westrick Corbin, Indiana Brownfields Program
- Bob Bronson, Indiana Department of Natural Resources
- Jay Julian, City of Marion

- **Moving Forward with Institutional and Engineering Controls** The successful formulation and implementation of institutional and engineering controls fostered the redevelopment of abandoned landfills in South Bend and Winona Lake into a shopping center and a college community center complex. See how brownfield laws and the IDEM Risk Integrated System of Closure (RISC) guidance were employed to suit site conditions and facility construction requirements, meet city and developer needs, and promote environmentally sound site reuse.

- Meredith Gramelspacher, Indiana Brownfields Program, General Counsel
- Bob Moran, IDEM

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- Lance Turley, Hull and Associates
- Brian Horvath, Weaver Boos Consultants

5:00 – 6:30 Reception

Wednesday, April 12, 2006

8:00 – 8:30 Registration* & Continental Breakfast

8:30 – 10:00 Concurrent Breakout Sessions (6)

- **Repeat of Funding Tools** This session is a combination of the **Federal Financial Tools** and the **State Financial Tools** sessions that were presented on the first day of the conference. Highlights of the information will be condensed and shared again for those who missed the earlier presentations.

 - Deborah Orr, U.S. EPA Region V
 - Eleanor Granger-White, Department of Housing and Urban Development (HUD)
 - Sara Westrick Corbin, Indiana Brownfields Program
 - Holly Ravesloot, Indiana Housing and Community Development Authority (IHCD)

- **Making Small Work of Large Brownfield Projects** Sizeable former industrial and disposal sites like Studebaker and Ireland Road in South Bend, Uniroyal in Mishawaka, and Scribner Place in New Albany present large scale and unique redevelopment challenges. Hear how communities have reduced the enormity of the task with creative solutions and by systematically chipping away at the problems.

 - The Honorable Jeff Rea, Mayor of Mishawaka
 - Andy Laurent, City of South Bend
 - Stephen Studer, Plews Shadley Racher & Braun
 - John Rosenbarger, City of New Albany

- **Fitting Brownfields Redevelopment into the Land Use Planning Puzzle** Brownfields and other redevelopment opportunities often are overlooked in community land use planning efforts. This session will explore ways to incorporate redevelopment into a comprehensive land use strategy, including community education, comprehensive plans, zoning regulations, and other implementation tools such as the Indiana Building Rehabilitation Standard.

 - Jamie Palmer, Center for Urban Policy and the Environment
 - Joe Tutterrow, Natural Resource/Land Use Consultant

- **Turning Brownfields Into Greenfields** Innovative community planning includes the creation of greenspace: parks, landscaping, open space, and recreational areas that in turn may lead to enhanced marketability of surrounding areas. Learn more about the transformation of brownfields into greenspace, the use of natural vegetation in urban

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areas, a case study on the redevelopment of a former dump to an environmental education park for local youth, and more.

- Pete Fritz, RATIO Architects
- Andrew Bender, JFNew
- Gary Gilot, City of South Bend

- ✚ **"So, I have this site...." Everything you always wanted to know about IDEM's cleanup programs but were afraid to ask.** A review of the State's cleanup programs by the Chief of the Remediation Services Branch. All of the Remediation Services Branch programs, Site Investigation, State Cleanup, Leaking Underground Storage Tanks, Superfund, and Voluntary Remediation, will be discussed. So what is the connection to brownfields, you ask? Come find out!
 - Bruce Oertel, IDEM

- ✚ **Public Participation and Community Visioning for Brownfields Redevelopment and Youth Brownfields Programs** Come learn innovative approaches to obtaining meaningful public participation in brownfields redevelopment and incorporating it into the community visioning process. A great way to educate and involve the community in brownfields is to engage area youth. Some unique programs that do just that are located right here in Indiana. The Our Town Program, which incorporates brownfields into classroom curriculum, is a U.S. EPA pilot program that began in Indiana and will soon be expanding across the country. You will also hear about service organizations, such as Girl Scouts, that have been making a difference with youth brownfields education.
 - Keith Veal, Sustainable Solutions
 - Katie Goar, City of Anderson
 - Dan Somerville, Our Town Program
 - Belinda Morris, Mother Earth LLC

10:00 – 10:15 Break

10:15 – 11:30 Concurrent Breakout Sessions (6)

- ✚ **From Ghost Town to Hot Spots: Neighborhood Revitalization** Want to be part of the "IN-Crowd?" Listen to these innovators speak about revitalizing urban corridors, learn to incorporate urban forestry techniques into downtown areas, and look how West Lafayette turned an outdated retail location into a prime destination.
 - Will Pritchard, Local Initiatives Support Corporation
 - Lynne Westphal, USDA Forest Service
 - The Honorable Jan Mills, Mayor of West Lafayette


- ✚ **Vapor Intrusion – An Emerging Topic in Real Estate** Vapor intrusion (VI), the migration of volatile contaminants from the ground into overlying buildings, is an emerging topic at both the state and federal level and has become an important issue in property transactions and cleanups. This session will summarize the VI issue, provide historical context and case studies, and outline VI mitigation approaches. In addition, the new IDEM Draft Vapor Intrusion Pilot Program will be introduced.

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- Dave Zbieszkowski, August Mack
- John Clark, IDEM

 **Repeat of How to Write a Successful Grant Application** This session is a repeat of the 3:30 session presented on the previous day.


- Deborah Orr, U.S. EPA Region V
- Beth Grigsby, Center for Regional Development
- Michele Oertel, Indiana Brownfields Program

 **Environmental Insurance and What It Can Do for You** In this session, **Peter Meyer** will provide an overview of environmental insurance, including the types of products that are available and how local governments and developers have used these risk transfer tools and non-insurance approaches as part of their risk management strategies. Recent changes in the environmental insurance market will also be presented, with ample time for questions and discussion of options and possible innovative approaches by potential users.

- Peter Meyer, Northern Kentucky University

 **IDEM RISC Policy and Brownfields** Come hear an IDEM Environmental Toxicologist answer some frequently asked questions about IDEM's Risk Integrated System of Closure (RISC). For example, how to deal with mixed use or recreational sites and how to establish background levels of contaminants at a site. IDEM will also provide the draft Total Petroleum Hydrocarbon (TPH) policy and discuss how sites will be able to close-out with higher TPH values.


- Bill Hayes, IDEM
- Bob Moran, IDEM

 **Roundtable Discussion for Local Government Officials** This open discussion forum will provide a unique opportunity for city, town, and county officials to share information with each other regarding brownfield challenges and successes. Come exchange ideas with those who may have faced similar obstacles in organizational capacity, interdepartmental coordination, grant writing, organizing public involvement, hiring an environmental consultant, etc. *Please note that this session is intended for local government officials only.*

- Discussion Facilitator: Joe Tutterrow, Natural Resource/Land Use Consultant

11:30 – 1:00 Lunch on Your Own

1:00 – 2:30 General Session – Managing Liability

 **What are the risks? Managing Potential Environmental Liability at Brownfield Sites** Fear of potential liability is often cited as a primary obstacle to the redevelopment and reuse of brownfields. This session will cover the statutory provisions, policy, and guidance documents most useful in managing environmental cleanup liability risks associated with brownfields; detail the federal and state laws that most affect the cleanup and reuse of brownfields; highlight the exemptions to liability found in federal and state statute; and explain the state policies addressing liability that exist to provide

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comfort to parties at risk of taking on liability through redevelopment of a brownfield site. The session will also address applicability of the “all appropriate inquiry” rule to certain landowner liability protections and briefly touch on private mechanisms to manage environmental liability risks.

- Meredith Gramelspacher, Indiana Brownfields Program, General Counsel
- Thomas Baker, Hatchett & Hauck, LLP

2:30 – 3:00	Grant Awards Presentation
3:00	Closing Remarks